

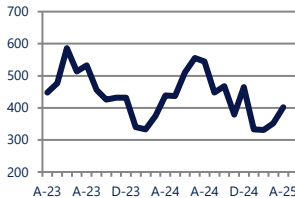
THE LONG & FOSTER MARKET MINUTE™

FOCUS ON: **BURLINGTON COUNTY HOUSING MARKET**

APRIL 2025

Units Sold

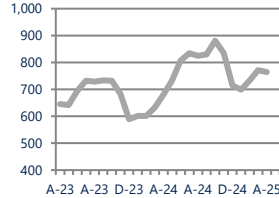
402



Down -8%
Vs. Year Ago

Active Inventory

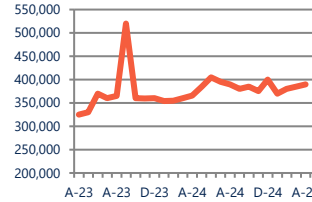
764



Up 12%
Vs. Year Ago

Median Sale Price

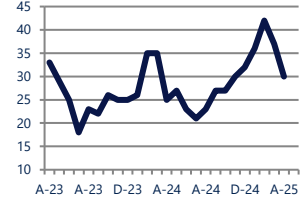
\$390,000



Up 7%
Vs. Year Ago

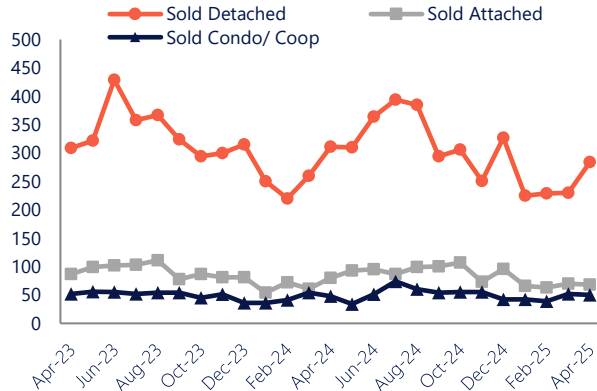
Days On Market

30



Up 20%
Vs. Year Ago

Units Sold*



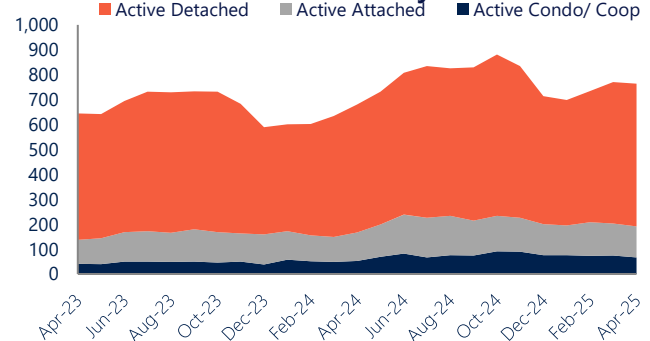
Units Sold

There was an increase in total units sold in April, with 402 sold this month in Burlington County versus 352 last month, an increase of 14%. This month's total units sold was lower than at this time last year, a decrease of 8% versus April 2024.

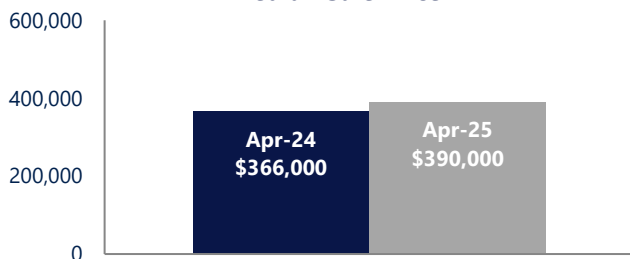
Active Inventory

Versus last year, the total number of homes available this month is higher by 84 units or 12%. The total number of active inventory this April was 764 compared to 680 in April 2024. This month's total of 764 is lower than the previous month's total supply of available inventory of 771, a decrease of 1%.

Active Inventory*



Median Sale Price



Median Sale Price

Last April, the median sale price for Burlington County Homes was \$366,000. This April, the median sale price was \$390,000, an increase of 7% or \$24,000 compared to last year. The current median sold price is 1% higher than in March.

Median sale price is the middle sale price in a given month. The same number of properties are above & below the median.

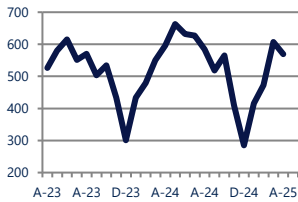
THE LONG & FOSTER MARKET MINUTE™

FOCUS ON: **BURLINGTON COUNTY HOUSING MARKET**

APRIL 2025

New Listings

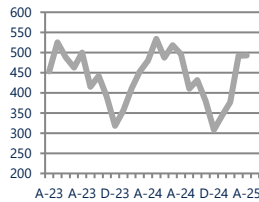
569



Down -5%
Vs. Year Ago

Current Contracts

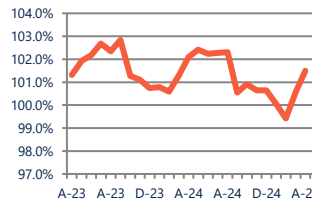
493



Up 3%
Vs. Year Ago

Sold Vs. List Price

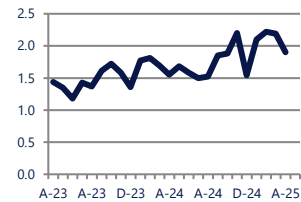
101.5%



Down -0.6%
Vs. Year Ago

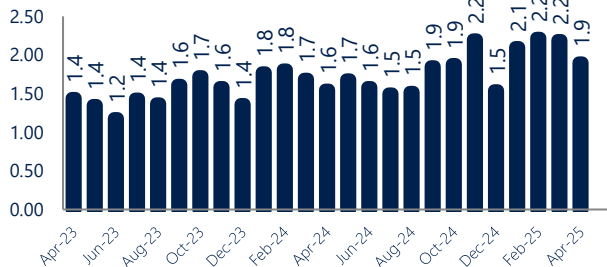
Months of Supply

1.9



Up 23%
Vs. Year Ago

Months Of Supply



Months of Supply

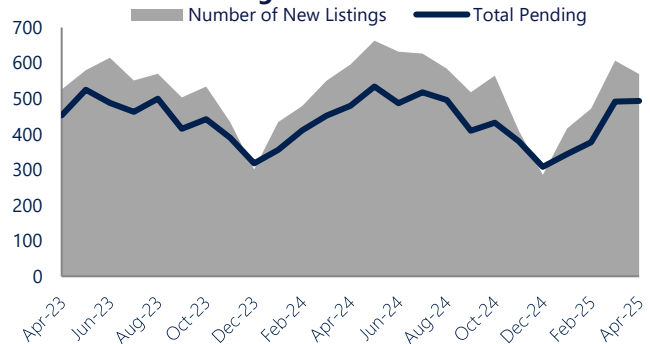
In April, there was 1.9 months of supply available in Burlington County, compared to 1.5 in April 2024. That is an increase of 23% versus a year ago.

Months of supply is calculated by dividing current inventory by current sales. It indicates how many months would be needed to sell all of the inventory available at the current rate of demand.

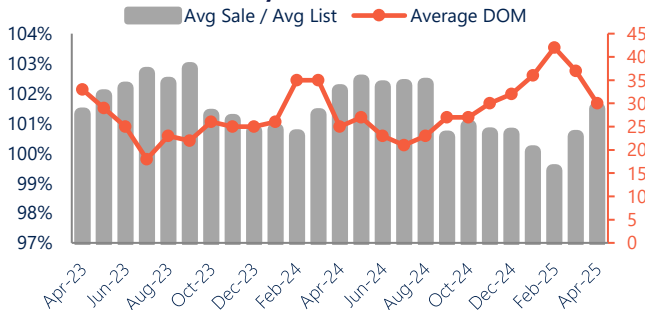
New Listings & Current Contracts

This month there were 569 homes newly listed for sale in Burlington County compared to 596 in April 2024, a decrease of 5%. There were 493 current contracts pending sale this April compared to 480 a year ago. The number of current contracts remained stable as compared to last April.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In April, the average sale price in Burlington County was 101.5% of the average list price, which is 0.6% lower than at this time last year.

Days On Market

This month, the average number of days on market was 30, higher than the average last year, which was 25, an increase of 20%.